

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** January 24, 2013

**Meeting No.:** 161

**Project:** Revised Master Plan

**Phase:** Final

**Location:** New East Baltimore Community

**PRESENTATION:**

Scott Levitan, Senior Vice President of Forest City Enterprises informed the Panel of projects completed and under development within the Master Plan area. Changes made to the Master Plan based on UDARP comments recorded in the October 27, 2011 meeting minutes included:

- The concentration of smaller lab/research buildings forming a campus adjacent to the school along Chester and Ashland Streets.
- The incorporation of a proposed intermodal transportation mixed use project as the northern terminus of Eager Park.
- The inclusion of additional residential, adjacent to the park along Wolfe Street, and south of the school along Chester Street.

**RECOMMENDATION OF THE PANEL:**

The Panel was impressed with the number of projects completed and under development within the Master Plan area and pleased by the changes made to the Master Plan document. With respect to the Master Plan, the Panel offered the following comments:

1. To suggest that residential would be a more appropriate use adjacent to the school, along Chester Street.
2. To suggest that the concentration of lab/research buildings adjacent to the school served to separate the existing and proposed residential uses to the east from the proposed retail district and Eager Park development to the west.

3. To question the placement of the proposed Farmer's Market in the southern block of Eager Park, adjacent to existing and proposed high density mixed use projects, and consider relocating the market in the center block of Eager Park to serve as a defining element and catalyst project.
4. To continue to develop Eager Park to differentiate each of the three blocks of the linear urban park.

**PANEL ACTION:**

The Panel approves with comments.

**ATTENDEES:**

Scott Levitan, Curtis Adams – Forest City-NEBP

Christopher Shea – EBDI

Klaus Philipsen – ArchPlan Inc

Jack Lambert – BBJ

Melody Simmons – The Daily Record

Steve Kilar – Baltimore Sun

Messrs. Bowden and Burns\* - UDARP Panel

Anthony Cataldo, Christina Gaymon – Department of Planning